



ARIZONA MILITARY REGIONAL COMPATIBILITY PROJECT

Project Update # 9, May 29, 2003

The Arizona Military Regional Compatibility Project is a statewide program to identify resolutions to land use compatibility issues around military airports, installations, and ranges in the State of Arizona. This project update is one of a series that are being distributed throughout the project to keep stakeholders and other interested parties up to date on project progress.

The statewide program includes individual projects. The first of these projects, the Western Maricopa County / Luke Air Force Base Compatibility Project, was completed in March 2003. The Davis-Monthan Air Force Base / Tucson Joint Land Use Study began in April 2003. Projects that will begin during 2003 include the Luke Auxiliary Field 1 Joint Land Use Study, the Barry M. Goldwater Range and Gila Bend Joint Land Use Study, the Marine Corps Air Station-Yuma JLUS consistency review, and the Arizona Statewide Compatibility Policy Guidelines.

JLUS – WHAT IS A JOINT LAND USE STUDY?

To encourage cooperative land use planning between military installations and the surrounding communities, the Office of Economic Adjustment (OEA) in the Department of Defense operates a Joint Land Use Study (JLUS) program. The JLUS aids communities in preparing development plans and regulations that are compatible with the various missions of the individual installations.

OEA provides technical and financial assistance to state and local governments to achieve compatible land use and development activities near defense facilities. In December 2002, OEA awarded the Arizona Regional Military Compatibility Project (overseen by the State of Arizona) a JLUS grant, which is supporting the following phases of the statewide effort: Davis-Monthan AFB, Luke Auxiliary Field 1, the Barry M. Goldwater Range (BMGR), Gila Bend Auxiliary Airfield, the Marine Corps Air Station-Yuma JLUS review, and the development of Statewide Compatibility Policy Guidelines.

As the grant sponsor, the State of Arizona is responsible for developing scopes of work for each project (including goals, objectives, phases of study, and method of involvement and implementation) that must be approved by the OEA. Additionally, an OEA staff member serves as an on-site resource for each project. The OEA representative will appear at all public meetings and be available for discussion as needed to aid in project success.

A unique element of the JLUS Guidelines is the formation of a Policy Advisory Committee (PAC) and Working Group. The PAC consists of base leadership; state, city, and county leadership; and private sector stakeholders. The PAC will act in an advisory capacity on policy and study design. The Working Group consists of local planners; military personnel; and state, city, and county staff. The Working Group will advise on technical issues, alternatives, and report development. Both groups may have additional responsibilities over the course of the project.

Past JLUS studies in various parts of the nation demonstrate a high success rate. The JLUS effort can directly benefit both the jurisdiction and the installation by accomplishing the following actions.

- Protect health, safety, and welfare of residents near military installations
- Preserve long-term compatibility between the installation and community
- Promote comprehensive community planning
- Encourage cooperation between base officials and community officials
- Integrate the local jurisdictions' general and comprehensive plans with the installation's plans

To read more about the Department of Defense, Office of Economic Adjustment Joint Land Use Studies Program, visit their website at <http://emissary.acq.osd.mil/oea/eadshome.nsf/> or the statewide project website at www.azcommerce.com.

THE GOVERNOR'S MILITARY FACILITIES TASK FORCE

Through executive order, Governor Napolitano has ordered the creation of a Task Force to develop strategies for ensuring long-term retention of all premier military facilities in Arizona so that they may continue to perform their vital national defense missions. This Task Force is to be known as the *Governor's Military Facilities Task Force*. The Task Force comprises nine voting members and two advisory members. The members appointed to serve are:

- Tom Browning, co-chair
- Bob Johnston, co-chair
- Tom Finnegan, Sierra Vista
- Gene Santerelli, Tucson
- Monsignor Richard O'Keeffe, Yuma
- Lisa Atkins, West Valley
- Steve Thue, National Guard
- Gilbert Jimenez, Department of Commerce
- Lori Faeth, Natural Resources Policy Advisor, Governor's Office

Advisory members are:

- Colonel James Uken (representing the Barry M. Goldwater Range)
- Patricia Boland (representing the Arizona Attorney General's Office)

In addition, two advisory committees will be formed to assist the Task Force in reaching its conclusions and gathering public input. One committee will consist of local elected officials from across Arizona, whose jurisdictions are affected by military installations. The other committee will consist of commanders of Arizona's military bases. The Arizona Department of Commerce Community Planning Office will provide staff resources to assist the Task Force. Questions about the Task Force can be directed specifically to Deb Sydenham, Director, Community Planning Office at (602) 771-1127 or Heather Garbarino, Community Planning Specialist at (602) 771-1128.



WESTERN MARICOPA COUNTY / LUKE AFB REGIONAL COMPATIBILITY PLAN

REGULATION IMPLEMENTATION AND COMPENSATION

The state team was asked to clarify the intent of *Implementation Strategy 6.2.1: Landowner Compensation*. The strategy states "measures to compensate landowners for property found to be incompatible with preserving the mission of Luke AFB should be developed simultaneously or even prior to the application of various regulations to control or limit land use and development around the Base." The intent of this strategy is to engage all parties — those proposing regulation and those potentially affected by imposition of new regulation — in dialogue prior to implementation of the regulation in order to understand and resolve issues prior to the action taking place. It is not the intent of this strategy to restrict actions until compensation is in place.

The key goal of the Western Maricopa County / Luke AFB Regional Compatibility Plan is to preserve the training mission at Luke AFB. This goal takes precedence when considering how each implementation strategy is applied. The Plan acknowledges that the strategies are to be implemented realistically to accomplish this goal, and that implementation of the strategies must consider the changing nature of economics and politics.

LUKE AIR FORCE BASE GRADUATED DEVELOPMENT CONCEPT

In recent years, Luke AFB staff has witnessed unprecedented growth in the West Valley and have been grappling with solutions to issues related to urban development and land use compatibility. Dense development up to and surrounding the high noise contours (65 Ldn and above) and accident potential zones (APZ I and APZ II) at Luke AFB does not meet the intent of legislation enacted to protect future operations of the U.S. Air Force and other military airfields. Air Force data reveals that the high noise contours and accident potential zones are the areas with the greatest risk of an aircraft incident. Additionally, this data demonstrates that the area within 10 nautical miles of the base also carries a high level of risk.

The concept of graduated development (low-density/intensity uses graduating to higher-density/intensity uses) moving away from the high noise contours and accident potential zones is more consistent with Luke AFB operations than is high-density/intensity development near the high noise contours. The Graduated Development Concept proposes graduating densities away from the high noise contours and accident potential zones as follows: 0–2 dwelling units per acre (du/ac) from the 65 Ldn to one-half mile, 2–4 du/ac from one-half mile to 1 mile, and 4–6 du/ac 1 mile to 3 miles. It is essential to intersperse areas of land use with very low or no population density within the graduated density area and the Vicinity Box. Low concentrations of people include uses such as agriculture, industrial, recreation, warehousing, and other similar uses. Furthermore, the placement of schools needs to be closely scrutinized and coordinated with Luke AFB in order to ensure that the schools are outside of the flight paths of Luke aircraft. If you have any questions regarding the Graduated Development Concept introduced by Luke AFB or would like to discuss this approach further, please contact Mary Jo May, Community Relations Chief, at (623) 856-5997.

COMPATIBILITY PLAN IMPLEMENTATION

The Western Maricopa County / Luke AFB Regional Compatibility Plan is complete, and work has begun on the implementation of the Plan's strategies. Letters have been received since the Plan's release, and this additional input will be utilized in the development of the Statewide Compatibility Policy Guidelines. The Statewide Guidelines, funded through the Department of Defense JLUS grant, will comprise the "best practices" and lessons learned from each of the statewide compatibility projects.

The Western Maricopa County / Luke AFB Regional Compatibility Plan contains the state team's recommendations for balancing growth and preserving the mission of Luke AFB, within the current political climate. There is no "hammer" inherent to the Plan; specific implementation will occur through legislative means, at the local jurisdiction level, and through creative partnerships. Continuing meaningful dialogue and collaboration in implementation throughout the West Valley region is essential for preserving the mission of Luke AFB. Every stakeholder has a role to play and the responsibility to work towards acceptable solutions.

At the outset of this project, expectations were high for a specific and directive plan. As work progressed and discussions occurred with the community and stakeholders, it became clear that agreement on land use specificity and policies would not be reached without crippling the planning process before its conclusion. Finding a reasonable common ground in understanding and identifying the problems and issues became the focus of the planning process. While the foundation and core strategies of the Draft Plan have been retained in the Final Plan, the strategies were re-written to empower each jurisdiction to implement the strategies in a manner that is reflective of each community. Luke AFB is taking a leadership role in implementing the Final Plan strategies by working with the jurisdictions in defining and implementing the graduated development concepts throughout the region.

As the regional fragmentation evolves into regional unification, success in balancing the operational needs of Luke AFB with the demands associated with rapid growth will be realized. The Compatibility Plan provides the foundation for future actions by local political jurisdictions in the West Valley with respect to guiding urban land use compatibility in areas affected by Luke AFB operations. Choosing and utilizing the right tools is the ongoing responsibility of all stakeholders.



DAVIS-MONTHAN AIR FORCE BASE / TUCSON JOINT LAND USE STUDY

PROJECT KICK-OFF

The Davis-Monthan Air Force Base / Tucson Joint Land Use Study, the second project of the Arizona Military Regional Compatibility Project, began in April 2003. This project differs from the Luke project in that it complies with and is partially funded by the Department of Defense JLUS Program. The scope of work for this project is available for viewing on the project website at www.azcommerce.com.

Several tasks are currently underway:

- Data collection efforts, including coordination with Davis-Monthan Air Force Base, Pima County, and the City of Tucson
- Compilation of existing mapping
- Meetings with elected officials and planners, Davis-Monthan Air Force Base representatives, and other stakeholders
- Beginning the compilation of implementation tools and strategies
- Formation of Policy Advisory Committee (PAC) and Working Group (see description of PAC and Working Group in the article above: *JLUS – What Is a Joint Land Use Study?*)

PROJECT BENCHMARKS

- Project StartApril 2003
- Working Group Kick-Off MeetingApril 2003
- PAC Kick-Off Meeting May 2003
- PAC Briefing 1..... June 2003
- Open HouseJuly 2003
- PAC Briefing 2.....July 2003
- PAC Briefing 3 August 2003
- Public Informational Meeting.....September 2003
- PAC Briefing 4September 2003
- Alternative Scenarios and Strategies October 2003
- Draft Plan for ReviewNovember 2003
- Release Final Plan.....December 2003
- Stakeholder Executive Briefing December 2003



LUKE AUXILIARY FIELD 1 JOINT LAND USE STUDY

A draft of the scope of work for the Luke Auxiliary Field 1 Joint Land Use Study is being reviewed by the State of Arizona, Luke AFB, Maricopa County, and the City of Surprise. Upon completion of the review, the scope of work will be revised based on input and submitted to the Department of Defense Office of Economic Adjustment for authorization to begin work. It is anticipated that the project will begin in June 2003 and will be completed before the end of the year. This project is being funded through the Department of Defense JLUS grant and will be following the JLUS Program Guidance.

HOW TO PARTICIPATE IN THIS EFFORT

To find information, provide feedback, or ask questions, please visit the project web site via www.azcommerce.com, or contact Deb Sydenham, AICP, Director, Community Planning Office, Arizona Department of Commerce at (602) 771-1127 or debs@azcommerce.com.